

# **City of Ann Arbor**

*301 E. Huron St.  
Ann Arbor, MI 48104  
<http://a2gov.legistar.com/Calendar.aspx>*



## **Meeting Minutes**

**Wednesday, May 21, 2014**

**6:00 PM**

**Housing Commission Office, 727 Miller Ave.**

## **Housing Commission**

**I CALL TO ORDER**

Approved as presented

**II ROLL CALL**

*Secretary Hall did a roll call vote*

**Secretary Hall did a roll call vote**

**Present** 4 - Ronald Woods, Tim Colenback, Daniel Lee, and Gwenyth Hayes

**Absent** 1 - Christopher Geer

**III APPROVAL OF AGENDA**

*Agenda Approved*

**Agenda was moved by Hayes, seconded by Lee, approved 4-0**

**IV PUBLIC COMMENTARY**

**(4 SPEAKERS MAXIMUM - 5 MINUTE SPEAKING TIME - SIGN UP MUST TAKE PLACE PRIOR TO THE MEETING BY NOTIFYING THE CHAIR OR CITY STAFF. THIS SECTION OF PUBLIC COMMENTARY IS LIMITED TO ITEMS RELATED TO THE AGENDA.)**

Joan Doughty, Community Action Network, updated the board on CAN activities and new programs including a literacy program that pairs high school students with elementary school students and A2Xpeditions which helps teach middle school students how to navigate the bus system and explore civic and cultural destinations.

Debra Gibson, resident of Miller Manor for over 15 years had questions about the process of notifying tenants about bed bug inspections and treatment. She requested that the AAHC provide more advance notice and assistance to residents who are elderly or disabled.

**V APPROVAL OF MINUTES**

**14-0840**

Minutes of the April 9, 2014 Housing Commission Board

**Attachments:** 6137\_M\_Housing\_Commission\_14-04-09\_Meeting\_Minutes\_.pdf

*Minutes Approved*

**Motion to approve by Colenback, seconded by Hayes.**

**VI SPECIAL PRESENTATIONS**

**14-0841** IMHOTEP Presentation - Green Building North Maple Estates

**Attachments:** Summer 2014 Provider Orientation Slide\_IMHOTEP.pdf

*Presentation by Robert Saxon*

Robert Saxon presented his proposed workshop for 6th - 8th grade Peace Neighborhood Center participants to learn about green products and design the interior for the Community Center being built at N. Maple Estates. As a black architect, he is trying to encourage young black and other minority students to pursue a career in architecture by exposing them to real life architectural projects.

**VII NEW BUSINESS**

**Approved as presented**

**14-0833** Housing Commission Annual Meeting Review of Mission and Amended and Restated By-Laws

**Attachments:** AAHC Amended and Restated Bylaws May 21, 2014.pdf

*Motion Approved 4-0*

**Motion by Lee, seconded by Colenback to approve with the removal of the requirement of the Board president to sign all resolutions.**

**14-0835** Resolution to Adopt the FY 15 Housing Commission Calendar

**Attachments:** FY 2015 AAHC Board Calendar.pdf

*Motion Approved 4-0*

**Motion by Colenback, seconded by Lee.**

**14-0834** To Approve the FY 15 Housing Commission Board President and Vice President

*Motion approved 4-0*

**Colenback nominated Woods as President, Hayes seconded. Woods nominated Colenback as Vice President, seconded by Lee.**

**14-0836** Resolution to Approve the FY15 Housing Commission Agency-Wide Operating Budget

**Attachments:** Form 52754-certifying approval of FY15 AAHC Budget.pdf, FY15 Budget Detail FINAL for Board 5-19-14.pdf, FY15 Budget Summary FINAL for Board 5-19-14.pdf

*Motion Approved 4-0*

**Motion by Lee to approve, seconded by Hayes.**

- 14-0837** Resolution to Approve the Housing Commission's Tenant Accounts Receivable Quarterly Write-Off in the Amount of \$1,665.19

**Attachments:** Quarterly Low Rent Write-offs as of December 31, 2013.pdf

*Motion Approved 4-0*

**Motion by Colenback, seconded by Lee.**

- 14-0843** Housing Commission RAD Update May 2014

**Attachments:** AAHC Rezoning Staff Report 05-06-14 with Attachments[1].pdf

*Approved as presented*

**Lori Harris and Bob Nickeloff from Norstar Developers presented an update on the construction scope of work and budget for Maple Towers (Miller Manor and Maple Meadows) and River Run (Green-Baxter, Baker and Hikone).**

- 14-0838** Resolution to Approve a contingency loan of \$125,000 to Maple Towers Ann Arbor LDHA, LP and \$125,000 to River Run Ann Arbor LDHA, LP

**Attachments:** Maple Tower Development Budget 5 3 14.pdf, Maple Towers (Miller-South Maple) Op Bud - 135 Units - 3 PBV and 20 VASH with 5% Vacancy w updated CHAP and VASH 110% 3.18.14.pdf, River Run (Baker-Green-Hikone) Dev Budget - 116 Units - update 5 3 14.pdf, River Run (Baker-Green-Hikone) Op Bud - 116 Units - RAD -AAHC Expenses -4.2.14.pdf

*Motion approved 4-0*

**Motion by Colenback, seconded by Hayes.**

## **VIII REPORT FROM COMMITTEES**

**Approved as presented**

- 14-0842** Housing Commission Executive Director Report May 2014

**Attachments:** Executive Director Report May 2014 Board meeting.pdf, AAPD HOUSING REPORT - March 2014.pdf, Consolidated Budget to Actual Report-July 2013-March 2014.pdf

**Received and Filed**

## **IX COMMUNICATIONS**

*Communication from Woods*

**Woods communicated that HUD sent him a request to participate in the Mayor's Challenge to End Homelessness for Veterans. He will follow-up with the Mayor's office.**

**PUBLIC COMMENTARY (5 MINUTE MAXIMUM SPEAKING TIME - NO LIMIT TO THE  
NUMBER OF PEOPLE SPEAKING IN THIS SECTION.)**

*Tini Lite presentation*

**Mr. Chen from Tini Lite discussed how his company that manufacturers LED  
lights can build community and provide information.**

**ADJOURNMENT**

*Meeting Adjourned at 8:46 pm*

**Colenback moved and Lee seconded adjourning the meeting. Motion approved**